

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION

In re:) Chapter 11 U.S. BANKRUPTCY
CIRCUIT CITY STORES, INC.,) Case No. 08-35653-KRH
et al.,) Jointly Administered
Debtors.)

NOTICE OF TRANSFER OF
CLAIM OTHER THAN FOR
SECURITY
Bankruptcy Rule 3001(e)(2)

PLEASE TAKE NOTICE that the claims of **OLP CC FLORENCE LLC**, (the "Transferor") against Debtor Circuit City Stores, Inc., designated as (a) Claim No. 12267 in the amount of \$237,942.08, and (b) Claim No. 14437 in the amount of \$14,812.75 have been transferred and assigned other than for security to **GECMC 2005-C2 CC MALL ROAD, LLC** (the "Transferee"), pursuant to the Assignment of Claim executed by the Transferor, a true and correct copy of which is attached hereto as **Exhibit A** (the "Assignment").

The undersigned hereby submits this Notice and the Assignment as evidence of the transfer pursuant to Rule 3001(e)(2) of the Federal Rules of Bankruptcy Procedure, of all rights, title and interest in and to the claim originally held by **OLP CCFLORENCE LLC** to **GECMC 2005-C2 CC MALL ROAD, LLC**. The Clerk of the Court and claims agent Kurtzman Carson Consultants LLC are each authorized to change the addresses on Claim Nos. 12267 and 14437 filed by Transferor to that of the Transferee listed below.

TRANSFEROR:

OLP CCFLORENCE LLC
c/o Michelle McMahon, Esq.
1290 Avenue of the Americas
New York, NY 10104

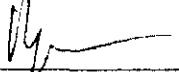
TRANSFeree:

**GECMC 2005-C2 CC MALL ROAD, LLC
c/o Mindy A. Mora, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Blvd., Suite 2500
Miami, Florida 33131**

I declare under penalty of perjury that the foregoing is true and correct.

GECMC 2005-C2 CC MALL ROAD, LLC

By: LNR Partners, Inc., its Manager

By: 

Name: Randolph J. Wolpert
Vice President

Title: _____

ASSIGNMENT OF CLAIM

OLP CCFLORENCE, LLC, a Kentucky limited liability company ("Assignor") for good and valuable consideration, hereby absolutely and unconditionally assigns to **GECMC 2005-C2 MALL ROAD, LLC**, a Kentucky limited liability company ("Assignee") all of its interest in that certain claim filed by or on behalf of Assignor in the bankruptcy of Circuit City Stores, Inc., or any of its affiliates (collectively, "CCS") pending in the United States Bankruptcy Court for the Eastern District of Virginia (the "Court"), Case No. 08-35653, Claim No. _____, filed on April 13, 2009, a copy of which is attached hereto as Exhibit A, which evidences a claim in the amount of \$237,942.08, together with any and all other claims which Assignor has filed or hereafter files against CCS in any and all respects.

Assignor agrees that, in the event Assignor receives any payments or distributions with respect to any such claims after the date hereof, Assignor shall accept the same as Assignee's agent and shall hold the same in trust on behalf of, and for the sole benefit of, Assignee and shall promptly deliver the same to Assignee.

Assignor hereby waives any notice and hearing requirements imposed by Rule 3001 of the Federal Rules of Bankruptcy Procedure and further stipulates that any necessary order may be entered by the Clerk of the Bankruptcy Court recognizing Assignee as the valid owner and holder of such Claim.

IN WITNESS WHEREOF, the undersigned has duly executed this Assignment of Claim by its duly authorized representative as of the 30th day of June, 2009.

OLP CCFLORENCE LLC, a Kentucky limited liability company

By: **ONE LIBERTY PROPERTIES, INC.**, a Maryland corporation, as sole member

By: MH
 ~~Mark H. Lundy, Senior Vice President~~

Richard N. Figueroa,

Penalty for presenting fraudulent claims: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.

COPY

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Counsel for OLP CC Florence, LLC

UNITED STATES BANKRUPTCY COURT
DISTRICT OF EASTERN DISTRICT OF VIRGINIA
(Richmond Division)

In re

CIRCUIT CITY STORES, INC., et al.,

Debtor.

Chapter 11

Case No. 08-35653-KRH

AMENDED STATEMENT OF CLAIM

Creditor OLP CC Florence, LLC (the "Landlord") hereby files an amendment to its timely filed proof of claim (claim no. TBD)¹ against Circuit City Stores, Inc. (the "Debtor"), one of the debtors in the above-captioned bankruptcy case, to amend the claim for damages resulting from the Debtor's recent rejection of the Lease (defined below) between the Landlord and the Debtor.

In support of this amended claim, the Landlord states as follows:

¹ This claim, dated April 1, 2009, amended and superseded claim no. 8504 to include a claim for damages resulting from the Debtor's rejection of the Lease.

1. On November 10, 2008 (the "Petition Date"), the Debtor and certain of its affiliates filed voluntary petitions for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code").

2. The Debtor and the Landlord are parties to a lease agreement dated October 15, 2004 (the "Lease") pursuant to which the Landlord leased to the Debtor certain nonresidential real property located at 8125 Mall Road, Florence, KY (the "Leased Premises").² Under the Lease the Debtor is obligated to pay to Landlord monthly base rent of \$14,120.83, plus taxes (the "Rent").

3. As of the Petition Date, the Debtor owed the Landlord Rent in the amount of \$4,236.25 and taxes in the amount of \$29,663.83 (collectively, the "Pre-Petition Rent") as set forth on Exhibit A.

4. The Debtor rejected the Lease pursuant to the Order Under 11 U.S.C. 105, 363 and 365 (I) Approving Bidding and Auction Procedures For Sale Of Unexpired Nonresidential Real Property Leases For Closing Stores, (II) Setting Hearing Date, and (III) Authorizing and Approving (A) Sale Of Certain Nonresidential Real Property Leases Free and Clear of Liens, Claims, and Encumbrances, (B) Assumption and Assignment Of Certain Unexpired Nonresidential Real Property Leases, and (C) Lease Rejection Procedures (Docket No. 2242), and the Notice of Rejection of Unexpired Leases and Abandonment of Personal Property (Docket No. 2419), effective March 11, 2009 (the "Rejection Date").

5. Rejection of an unexpired lease operates as a material breach of the Lease under Bankruptcy Code §365(g)(1) and entitles the Landlord to recover the Rent due under the Lease

² A copy of the Lease is available upon request to the Landlord's counsel: Bryan Cave, LLP, Attn: Michelle McMahon, Esq., 1290 Avenue of the Americas, New York, NY 10104, (212) 541-2000, (212) 541-1439 (Fax), michelle.mcmahon@bryancave.com.

as damages (the "Rejection Damages Claim"). The Rejection Damages Claim is measured from the Rejection Date through December 31, 2014, the termination date of the Lease as stated therein. The amount of the allowable Rejection Damages Claim is limited to \$204,042.00 which is equal to one year of Rent by operation of Bankruptcy Code §502(b)(6). A break down of this calculation is set forth on Exhibit B.

6. The Landlord is entitled to an unsecured non-priority claim in the amount of \$237,942.08 for Pre-Petition Rent and the Rejection Damages Claim, plus applicable interests, costs and attorneys' fees, pursuant to §502(a) of the Bankruptcy Code.

7. The Landlord reserves the right to amend or supplement this claim.

EXHIBIT A

Circuit City Delinquent Payments to OLP CC Florence, LLC, Store #878

	Charges	Paid	Balance	Pre-Petition through 11/9	Post-Petition as of 11/10
Rent (due 11/08)	\$14,120.83	N/A	\$14,120.83	\$4,236.25	\$9,884.58
Taxes (due 12/31/08)	\$26,720.00 (County)	N/A	\$26,720.00 (County)	\$22,913.32 (County for 313 days)	\$3,806.68 (County for 52 days)
	\$7,872.00 (City)		\$7,872.00 (City)	\$6,750.51 (City for 313 days)	\$1,121.49 (City for 52 days)

EXHIBIT B

Circuit City Rejection Damages Claim

	Base Rent	Taxes	
Rent for One Year	\$169,450.00	\$34,592.00	
Total			\$204,042.00